VILLAGES OF SUMTER UNIT NO. 163

BEING A PORTION OF SECTION 33. TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF NOBLETON LANE AND BUTTONWOOD RUM ACCORDING THE THE PLAT OF VILLAGES OF SUMTER UNIT NO. 170 AS RECORDED IN PLAY BOOK 11, PAGES 18 THROUGH 18E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S05'22'27"W, ALONG THE CENTERLINE OF SAID BUTTONWOOD RUN A DISTANCE OF 407.03 FEET; THENCE DEPARTING SAID CENTERLINE RUN S84'37'33"E, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF SAID BUTTONWOOD RUN ACCORDING TO THE PLAT THEREOF; THENCE NOS'22'27"E, ALONG THE SAID EASTERLY RIGHT OF WAY A DISTANCE OF 311.98 FEE; THENCE DEPARTING SAID RIGHT OF WAY RUN N58'32'46"E, 91,93 FEET; THENCE SB7'49'53"E, 90.27 FEET; THENCE S62'13'19"E, 324,44 FEET; THENCE N82'49'18"E, 306,89 FEET; THENCE S81'07'38"E, 479,92 FEET; THENCE N73'09'21"E, 261,92 FEET; THENCE S01'27'55"E, 237.66 FEET; THENCE HENDE MYSUB 21, 20192 FEE; HENDE SU 27 35 E, 2730 FEE; HENDE SZC44/25°E, 259.69 FEET TO A POINT ON THE BOUNDARY OF AFOREDESCRIBED VILLAGES OF SUMTER UNIT NO. 170 AND A POINT ON THE NORTHERLY RIGHT OF WAY OF ST. CHARLES PLACE ACCORDING TO THE PLAT THEREOF, SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2030.00 FEET, AND A CHORD BEARING AND DISTANCE OF AVISION IN THE NORTHERLY RIGHT OF WAY OF SAID ST. CHARLES PLACE AND THE EASTERLY RIGHT OF WAY OF SAID ST. CHARLES PLACE AND THE EASTERLY RIGHT OF WAY OF SAID ST. CHARLES PLACE AND THE EASTERLY RIGHT OF WAY OF SAID BUTTONWOOD RUN THE FOLLOWING FOUR COURSES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3312'39", AN ARC DISTANCE OF 1175.67 FEET TO THE POINT OF ANGEL OF 3372.39, AN ARC DISTANCE OF 17/5.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100°55°53", AN ARC DISTANCE OF 44.04 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4210.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10'49'52", AN ARC DISTANCE OF 795,98 FEET TO THE POINT OF COMPOUND CURYATURE OF A CURYE CONCAVE EASTERLY AND HAVING A RADIUS OF 770,00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURYE THROUGH A CENTRAL ANGLE OF 49'21'57", AN ARC DISTANCE OF 663.43

CONTAINING 33.66 ACRES, MORE OR LESS

NATIVEZ ... MARKON COUNTY TRI-COUNTY VICLARIES OF SENTER ORAHOE DLDSSON DARWOOD [6] VICINITY MAP LEGEND = SECTION LINE AND NUMBER -€60-= COUNTY ROAD = U.S. HIGHWAY

146 LOTS - 0 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUDDIVIDED LANDS DESCRIBED HERBIN AND MILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DISTAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT LAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

VILLAGES OF SUMTER UNIT NO. 163 CONVEYANCE TO DISTRICT NO. 8

AL RIGHT, THE AND INTEREST OF THE DEVELOPER IN THE ROADWAYS AS SHOWN ON THE PLAT OF VILLAGES OF SUMER UNIT NO. 163 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMONITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT, RESERVING UNTO THE DEVELOPER ITS TENANTS, RIVITES, QUESTESS, SUCCESS, BURGS AND ASSIGNS A PERFEULL. ESSENIAT FOR INCRESS AND EXPRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE CARLE, GAS OR OTHER UTLITES, RIGHTAND, WATER SANTARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART PATHS, THE DISTRICT BY ADOLETING SUCH CONVEYANCE ARRESTS TO MAINTAIN THE ROADWAYS FOR TWO YEARS AFTER THE COUNTY HOSINGER.

SIGNATURE	BY:
PRINT NAME	SIGNATURE
SIGNATURE	PRINT NAME / TILE
PRINT NAME	
20 RY	OWLEDGED BEFORE ME THIS DAY OF
TAKE AN OATH.	
	TYPE OF IDENTIFICATION USED:
	TYPE OF IDENTIFICATION USED: PERSONALLY KNOWN

RECORD PLAT REVIEW STATEMENT

THE WILLDER OF LAVE CHATER HAD

PURSUANT TO SECTION 177.081, FLORIDA STATEMENT
CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT
FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT
SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS
OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY
REVIEW AND CERTIFICATION DOES NOT INCLUDE
FIELD VERIFICATION OF ANY POINTS OR
MEASUREMENTS SHOWN ON THIS PLAT. SEAL

	SIGNATURE
- 1	PRINT NAME

WITNESSES AS TO ALL

DATE

NOTES:

1.) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 170, PLAT BOOK 11, PAGES 18 THROUGH 18E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AS BEING NO5'22'27"E.

SHFFT 1 OF 2

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SASETY CORDS AS ADDOPPED BY THE FORDA PUBLIC SERVICE COMMISSION. SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 6.) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 8.) THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE EXPLAINED AS FOLLOWS: A. "LOCAL ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT, B. "COLLECTOR ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.
- 9.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CERTIFICATE OF PLANNING AND DEVELOPMENT I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONCO PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA.

CERTIFICATE OF CLERK | HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT
IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES AND WAS FILED FOR RECORD ON
20...AT FILE NUMBER
PLAT BOOK PAGE

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

SIGNATURE

SEAL

SEAL

THIS IS TO CERTIFY THAT ON______, 2O____, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT.

DEDICATION						
PAGE						
PLAT	ROOK					

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIONED, THE VILLAGES OF LAKE—SUMTER, INC. A FLORIDA CORPORATION (DIVELOPER) AS OWNER IN FEE SIMPLE OF THE LOTS, HAS CAUSED TO BE MADE THIS PLAY OF VILLAGES OF SUMTER UNIT NO. 153, A SUBDIVISION OF LAND CAUSED ID BE MADE INTO FLAT OF WILLAGES OF SOUTH ONLY ALL AS A SOURCE OF THE MERCH DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVICE/OPERIT DISTRICT NO. 8 (DISTRICT AS OWNER IN FEE SUPEL OF THE ROADWAYS LOCATED THEREN, AND HERRBY DEDICATES SUCH ROADWAYS TO THE PERPETUAL USE OF THE PUBLIC. IN WITHESS THEREOF, THE UNDERSIGNED OWNERS HERREO SET BERN HAND AND SEAL ON

	WITNESSES:	THE VILLAG	es of lake-sumter, 1	NC
	SIGNATURE	BY: SIGNAT	URE	
Į	PRINT NAME	PRINT	NAME / TITLE	
-	(2) SIGNATURE		•	
1	PRINT NAME			
			MUNITY DEVELOPMENT RICT NO. 8	
1	(1) SIGNATURE	BY:		
1	PRINT NAME	EY: SIGNAT	TURE	
	(2)	PRINT	NAME / TITLE	
	(2)SIGNATURE			
1	PRINT NAME			
İ				
			<u> </u>	_
	STATE OF FLORIDA, COUNTY OF	OF WAS ACKNOWLED	GED BEFORE ME THIS	
٠	DAY OF, 20, E	3Y	OF THE VILLAGES	_
	LAKE-SUMTER, INC., A FLORID CORPORATION, AND DID NOT	DA CORPORATION. TAKE AN OATH.	ON BEHALF OF THE	
	NOTARY PUBLIC - STATE OF	E-05/0	SEAL	
	PRINT NAME:		20184 110	_
_	TYPE OF IDENTIFICATION PRO			
_			(SAPILLE : 1315-11)	=
	STATE OF FLORIDA, COUNTY THE FOREGOING INSTRUMENT	WAS ACKNOWLED	GED BEFORE ME THIS_	_
-	DAY OF 20 , THE DEVELOPMENT DISTRICT NO. 8		OF VILLAGE COMMUN AKE AN OATH.	ųίΤ
`			SEAL	
	NOTARY PUBLIC - STATE OF	FLORIDA	JEAL	
)	PRINT NAME:	SERIAL /	COMM. NO	
•	TYPE OF IDENTIFICATION PRO	DUCED: PERS	SONALLY KNOWN	

PREPARED BY:



REGISTRATION NO.

SIGNATURE CHAIRMAN OF THE BOARD

PRINT NAME CHAIRMAN OF THE BOARD

OF SUMTER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID

PRINT NAME PLANNING AND DEVELOPMENT

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

SIGNATURE CLERK OF THE BOARD

Farner, Barley & Associates, Inc. 4450 N.E. 83rd Road MLDWOOD, FLORIDA 34785 LICENSED BUSINESS NO. 4709 ALEXANDER G. DUCHART REGISTRATION NO. 5998

DATE

SEAL

CERTIFICATE OF SURVEYOR

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY THAT ON LEGAL OF THE COMPLETED THE SURVEY OF THE LANDS DESCRIBED HEREON, VILLAGES OF SUMPLET UNIT NO. 183; THAT THIS PLAT HIS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT INCLUDES 5,807 LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 5,807 UNDER TEET OF LOCAL ROADS AND O LINEAR FEET OF COLLECTOR ROADS (AS MEASURED ALONG THE CENTERLINE THEREOF.)

PLAT BOOK SHFFT VILLAGES OF SUMTER PAGE VILLAGES OF SUMTER UNIT NO. 170 VILLAGES OF SUMTER UNIT NO. 164 (PB 11; PGS 18-18E) BEING A PORTION OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, (PROPOSED) SUMTER COUNTY, FLORIDA. POINT OF UNPLATTED
VILLAGES OF SUMTER UNPLATTED VILLAGES OF SUMTER UNPLATTED UNPLATTED
VILLAGES OF SUMTER VILLAGES OF SUMTER (PROPOSED) AMBERJACK VILLAS UNIT NO. 162 (PROPOSED) (PROPOSED) SCALE IN FEET SHEET SIZE: 24"X30" POINT OF BEGINNING UNPLATTED VILLAGES OF SUMTER AMBERJACK VILLAS VILLAGES OF SUMTER UNIT NO. 162 (PROPOSED) VILLAGES OF-SUMTER UNIT NO. 170 S LINE ATTED (PB 11; PGS VILLAGES OF SUMTER | Description | UNPLATTED VILLAGES OF VILLAGES OF SUMTER UNIT NO. 162 SUMTER UNIT NO. 170 (PB 11; PGS 18-18E) SUMTER UNPLATTED (PB 11; PGS VILLAGES OF SUMTER UNIT NO. 157 18~18E) UNPLATTED VILLAGES OF SUMTER UNIT NO. 161 LINE TAPLE

LINE LERONI ELANDA

LES 190.1: H7994277

LEG 19.41' H89737375

LEG 79.01' H89737375

LEG 79.25' S9731975

LEG 19.55' H8973747

LEG 19.55' H89737 SEE DETAIL"6" MEASTER 4' X X 2' CONSIDER PUBMINIT NEIDENEE MUNICIPALITY (P.M.) FORM (IN FYRE), MULTES OFFENSE MODILITY (P.M.) FORM (IN FYRE), MULTES OFFENSE MODILITY (P.M.) FORM (IN FYRE), MULTES OFFENSE PUBMINIT NEIDENEE MODILITY (P.M.) AND INSTRUMENT PUBMINITY (P.M.) AND INSTRUMENT OFFENSE OF THE MULTES OFFENSE O AULIAGES OF SUMTER UNIT NO. 170 VILLAGES OF SUMTER-UNIT NO. 170 (PB 11; PGS (PB 11; PGS ADDITION OF THE PROPERTY OF TH UNPLATTED VILLAGES OF SUMTER ∆=100'55'53" C8=\$74'42'41"W | IME TABLE | IMEN CD=3B,56' UNPLATTED (PROPOSED) VILLAGES OF SUMTER ELE MODATE SUBSCIPIC ÉNSIGNET FOR NORSES AND DESESS DE PROMODES CE FIRE, LAN EFFECTIONET, AND DESENSAN UNICLE SERVICES FOR HANDES AND PERSONAL, DESENHO TEORETRA FOR SE ROBETT CE FIE RESENTAN AND TRE ASSISTA FOR SE ROBETT CE FIE RESENTAN AND TRE ASSISTA FOR SERVICES AND THE CONSTITUTION AND TREATMENT AND TREATMENT AND PERSONAL OF WITH SAMINES AND TREATMENT AND THE TREATMENT AND TREATMENT TREAT (PROPOSED) SEE DETAIL"C" 00.03 585.07 53 E 25.74 58257 53 E 25.74 58257 55 E 30.33 58420 24 E 60.00 58420 24 E 40.64 5870 24 E 60.00 46420 24 W 19.43 186420 24 W 71,83 186420 24 W 55.50 186720 24 S MONCATES WITHITY FASEMENT RESERVED BY DEVELOPE